

PLANNING BOARD STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO

August 14, 2007

Meeting

Chairman Michael McFarland called this study session of the Tipp City Planning Board to order at 6:47 p.m.

Roll Call

Roll call showed the following Board members present: Mike McFarland, Bryan Blake, John Berbach, Mark Springer, and Robert Horrocks.

Others in attendance: Assistant City Manager Brad Vath, City Council Members- Bill Beagle, Pat Hale and Don Ochs, and Board Secretary Marilyn Fennell, and guests signing the register- Martin Kim (MVRPC), Donna Cook, Joe Bagi, Elden Eidemiller, Paul & Kathy Lee, Jeff Andriacco, Lena Heckman, Nick & Andrea Hoover, Alan Leingang, and Bob Shook. Nancy Bowman- *Dayton Daily News* and Mike Kelly- *Tipp Herald* were also in attendance.

DISCUSSION: MVRPC, Regional Land Use Planning

Mr. Vath introduced Martin Kim of the Miami Valley Regional Planning Commission, (MVRPC) to those in attendance. On behalf of the MVRPC, he thanked the Board on the opportunity to brief them on the regional land use planning process. The project is about one month old. He said they were reaching out to the communities to share what they have laid out in the process.

The MVRPC is a volunteer association of governmental and other associations serving the Miami Valley. They are also the Metropolitan Planning Organization (MPO). They do transportation, land use planning, and environmental planning. About 85% of their funding does go to transportation planning. The MVRPC also is a GIS clearinghouse.

The Miami Valley region needs to sustain its sense of place, provide a good quality of life, and needs to compete in the global market. Mr. Kim asked the Board to represent the city's efforts and that of the general public.

There are several indicators as to where the region is going. One is the population trend and it appears that the region is losing population. The census of 1950 showed 5,236 persons per square mile. This number has reduced to almost half in the last 50 years. The estimate for 2030 is 1,450 per square mile. Lower population is going to mean a thinner tax base. There is a need for growth and preservation but different areas of the region also wish to grow. The Land Use committee was appointed by the Commission. A proposal has been presented with the work scope in Greene, Montgomery, and Miami Counties. The timeline is about 4 years for the project.

This Land Use program has no jurisdiction over these counties but is a shared future plan for all to use. Mr. Kim was asking for the support from the city. The process will be in three phases. The first is the preliminary research and presentation to the stakeholders. It also includes the physical condition evaluation and the non-physical condition

evaluation. The physical is the natural environment factors and the built environment factors. The non-physical would be the demographic and market trends. The second phase is to explore the future land use scenarios for development and then the impact assessment. This will involve going to the communities and asking the citizens and government bodies to contribute their comments. The third phase is the culmination of the information into a land use vision and to develop guidelines for future land use planning at the local levels by local jurisdictions.

This process will be carried out by MVRPC staff with consultant assistance. This process is expected to end in June 2011. Two years has been allocated for gathering the information. The cost is estimated at \$1 Million. Phase I is to be funded by existing transportation funds.

Mr. Kim said they were asking the Board to be an active participant because it will help the City conserve local government resources, balance development and preservation, foster more cooperation, increase awareness of the planning process and prevent inefficient development. He asked the Board to talk to colleagues, talk to your peers, and spread the word. The MVRPC needs our support.

Mr. Kim said the process needs our input to stay competitive in the global market, sustain a sense of place for future generations, and continue to provide a good quality of life for future generations. He offered a website, www.mvrpc.org/rlu/.

Mr. McFarland noted that the drop in population was a region wide number. Miami County could increase. Mr. Kim said that was correct. Mr. Blake said the trend shown on the chart showed that Miami County was increasing in population.

Mr. Springer asked if each community has a Comprehensive Master Development Plan, does each share that Plan with the MVRPC for the first phase as much of the information has already been gathered through that process. Mr. Kim said those documents will be used in the process and will provide a base for Phase I. Although, when those are overlaid, some jurisdictions have a mismatch. Those differences will need to be looked at to see what is the best direction to go. The MVRPC does not have any authority to tell the communities how to use the guidelines but we need to work together for the betterment of the area.

Mr. Springer asked if Butler, Warren, and all the other counties to the south were doing the same type of study. Mr. Kim replied that there is the OKI, (Ohio, Kentucky, & Indiana) group, one in the Columbus region, doing similar projects.

There was a brief discussion with the audience. Bob Shook of Troy, president of the MVRPC invited the Board to participate. Mr. Blake asked how this information will be gathered. Mr. Kim said there will be workshops held locally, county-wide and regionally and invited all to participate. Mr. McFarland thanked Mr. Kim for his presentation.

Adjournment

There being no further discussion Mr. McFarland **moved that the study session be adjourned.** Mr. Blake seconded the motion. The

motion passed 5-0. Chairman McFarland declared the study session adjourned at 7:31pm and said there would be a 5-minute recess before the regular Planning Board meeting would commence.

Michael McFarland, Planning Board Chairman

Attest: _____
Marilyn Fennell, Board Secretary